



For Sale

Unit H, Denbury Court, Marsh Barton Trading Estate, Exeter, Devon, EX2 8NB

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Detached industrial unit with office accommodation

Gross Internal Area (GIA): 7,151 sq.ft (664.36 sq.m)

Suitable for a variety of uses, subject to consents

Sold with vacant possession

For sale: £850,000 Freehold

Location

The Denbury Court is a mixed-use development of warehouse units with some showroom and retail. Adjoining occupiers include Yeomans Volkswagen, Euro Car Parts, Scania, Yeomans Skoda and Porcelanosa.

Matford Park is around 2.5 miles south-west of Exeter City Centre with A-road links to the M5 Motorway and the national road network. The estate is expanding with the a number of car showrooms recently completed and under construction.

Description

The property is a modern industrial unit built circa 2000. The Unit comprises warehousing, offices staff welfare and has been fitted with a storage mezzanine to rear. The property benefits from service yard and parking to front.

The office accessed via pedestrian door is over ground and first floor and is fitted out with suspended ceiling, carpeted floor, wet heating system, fluorescent lighting and benefits from a high degree of glazing. To the rear of the offices are staff welfare facilities.

The warehouse, accessed via either pedestrian door or via two loading doors, is of modern, clad, steel portal frame construction. With a minimum eaves height of 6.35 meters the space is currently laid out with part racking and with a storage mezzanine fitted to rear. The space benefits from LED lighting and is unheated.

Accommodation

Please see below a summary of the accommodation:

Description	Sq.ft	Sq.m
Warehouse	5,873	545.65
First floor office	308	28.63
Mezzanine	959	90.08
TOTAL:	7,151	664.35

Tenure

The property is offered for sale Freehold, at a guide price of £850,000. Please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property. Please contact the agent for further details.

Business Rates

RV 2023 List: £32,750
Rates Payable: £16,342.25

Interested parties are advised to make their own enquiries with the local billing authority, Exeter City Council.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

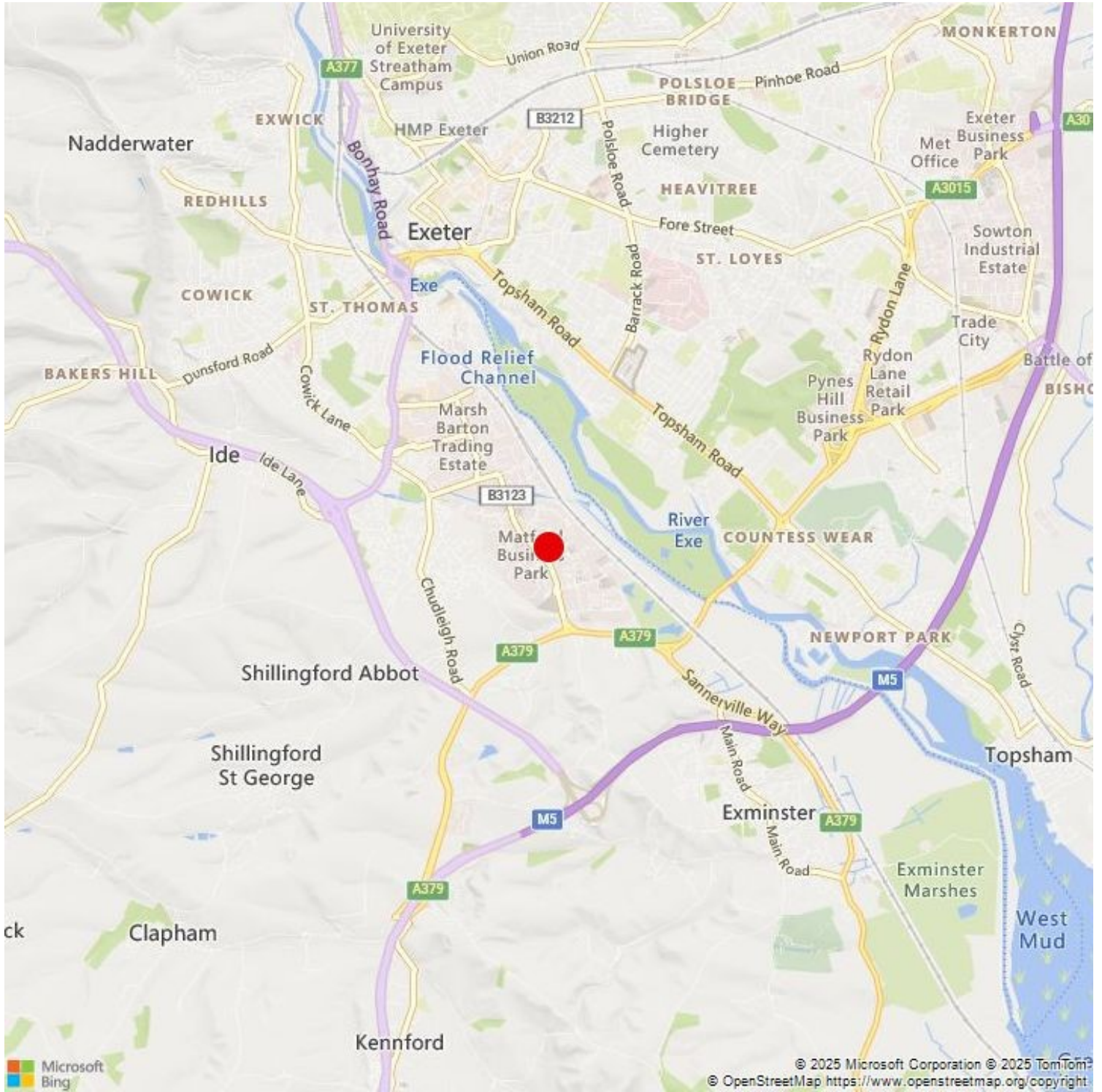
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Tom Churchward MSc Real Est.
Tel: (01392) 202203
Email: tom@scceexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

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